

8/13 from Down Lopc 2

## THE AMENDMENTS:

### ***Definitions***

- # 1 Hold
- # 2 edited to add the words "rebuilt or" after "is". Hold - staff to work on the intent
- # 3 Hold
- # 4 Hold

### ***Purpose and Intent***

- # 5 approved as amended

Purpose and Intent to read:

The purpose of this Section is to promote the public good by supporting the development of housing that is affordable to households earning up to 100% of area median income. The intent of this Section is to all incremental increased in density, limited increases in height, and relaxation of certain other zoning limitations for residential developments in which all units are made permanently affordable to households earning up to 100% of area median income (referred to as "AHO Projects," as defined in Article 2.000 of this Zoning Ordinance); to incentivize the reuse of existing buildings in order to create AHO Projects that are more compatible with established neighborhood character; to promote the city's urban design objectives (Article 19.30) while enabling AHO Projects to be permitted as-of-right, subject to non-binding advisory design consultation procedures that follow design objectives set forth within this ordinance and the results of the design review process shall inform funding decisions by the Affordable Housing Trust and to apply such standards throughout the City, to promote city planning goals of achieving greater socioeconomic diversity and a more equitable distribution of affordable housing and related support services Citywide.

#5A approved as amended and is incorporated in the above paragraph

### ***Standards for Eligibility, Rent, and Initial Sale Price for AHO Dwelling Units***

# 6

- (i) approved as amended by affirmative vote of 8 members. Councillor Simmons recorded as present.  
It reads as follows:  
(ii) AHO Dwelling units shall be rented or sold only to AHO Eligible Households, with preference given to Cambridge residents, and former Cambridge residents who experienced a no-fault eviction in Cambridge in the last 12 months, in accordance with standards and procedures related to selection, asset limits, and marketing established by the Community Development Department.

- (iii) Withdrawn with unanimous consent
- (iv) Withdrawn with unanimous consent

Mayor McGovern wanted the staff to explore ways to prevent displacement across the board.

### ***Use***

- # 7 Hold
- # 8

- (a) approved to delete new language on a voice vote of 9 members. Language is unchanged from original petition
- (b) Amendment failed 1-8-0. Language is unchanged from original petition.
- (i) Hold

#### ***General Provisions***

Councillor Kelley moved to amend to add a new subsection (d) An AHO project may only be built on parcels as they existed at the time of ordination of the AHO. Motion failed 2-6-0-1.

#### ***Building Height and Stories Above Grade***

# 9 Approved as amended 5-4-0. It reads

(b) BA and BA-2 Zones are to be regarded as “progressive transitional zones.” An AHO Project in these zones shall contain no more than six Stories Above Grade and shall have a maximum height of **65** feet, regardless of ground floor use.

- #10 (b) amendment failed 4-5-0  
(i) Amendment carried 9-0-0

#11 Withdrawn with unanimous consent

#12 approved on a voice vote of 9 members.

#### ***FAR Limitations in Residential Districts***

#13 Referred to Community Development by Mayor McGovern

NOTE amendment on page 22 by Councillor Zondervan was also referred to Community Development by the Mayor.

#### ***Density***

#14 Referred to Community Development by Mayor McGovern

#### ***Yard Setbacks***

#15 approved by affirmative vote of 7 members. Councillors Simmons and Toomey recorded in the negative.

#16 amendment failed 4-5-0

#17 amendment failed 4-5-0

#### ***Parking and Bike Parking***

#17A approved as amended by affirmative vote of nine members. It reads:

(f) Bicycle parking spaces, whether short-term or long-term, and appurtenances structures such as coverings, sheds, or storage lockers may be located within a required yard setback but no closer than 7.5 feet from an existing residential structure that abuts.

#### ***Open space***

#18 amendment approved on an affirmative vote of nine members.

#19 amendment failed 4-4-0-1.

#20 approved as amended by an affirmative vote of 8 members. Councillor Simmons recorded in the negative. It reads:

(c) All of the required open space at grade level shall meet the definition of Permeable Open Space as set forth in this Zoning Ordinance.

#21 approved as amended by the affirmative vote of nine members. It reads

(i) Shared above grade spaces, such as roof decks or balconies accessible to all tenants may count towards no more than 25% of the private open space.

#22 approved by the affirmative vote of 9 members to strike language.

#### ***Standards for Existing Buildings***

#22A withdrawn with unanimous consent

#23 (a) approved by affirmative vote of 9 members to delete language.  
(b) Referred to the Community Development to review language

#23A Note (c) deleted  
(d) Withdrawn with unanimous consent

#### ***Modifications to Design and Layout Standards for Off-Street Parking***

#23B approved as amended by the affirmative vote of nine members. The sections read:

(c) Notwithstanding Paragraph 6.44.1(a), on-grade open parking spaces may be located within 10 feet but not less than 5 feet from a building wall on the same lot or 7.5 feet adjacent lot at the basement or first story without requiring a special permit, provided that such parking spaces are screened from buildings on abutting lots by a fence or dense year round visual screen plantings.

(d) Notwithstanding Paragraph 6.44.1(b), on-grade open parking spaces and driveways may be located within 5 feet of a side or rear property line or within 7.5 feet of an abutting residential structure without requiring a special permit, provided that screenings provided in the form of a year round visual screen plantings at the property line, unless such screening is waived by mutual written agreement of the owner of the lot and the owner of the abutting lot.

#### ***Transportation Demand Management***

#23C Hold

***Site Selection***

#24 Failed on a voice vote of seven and Vice Mayor Devereux recorded as present.

***Building an Site Design Standards for New Development – General Provisions***

NOTE MS. FAROOQ EXPRESSED NEED FOR CDD TO REVIEW THIS SECTION

#25 Motion to move to guidelines carried on an affirmative vote of 9 members.

***Mechanical Equipment, Refuse Storage, and Loading Areas***

(b) amended to strike out and maintained evergreen and insert year-round visual screen and to add at the end of the paragraph the words "with adjacent planting."

(e) do NOT strikeout the

#26-33, 35-43 NO ACTION TAKEN